



California Regional Water Quality Control Board

San Francisco Bay Region

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Secretary for
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Arnold Schwarzenegger
Governor

Invitation to Comment on Proposed Cleanup Plan for INN AT TOWN CENTER SITE

1400 First Street
Napa, California

June 2007

Summary

The California Regional Water Quality Board, San Francisco Bay Region (Water Board) is forwarding this fact sheet to notify the community about the proposed cleanup activities at 1400 First Street in Napa, California. The cleanup plan includes the removal and off-site disposal of petroleum hydrocarbon contaminated soil and groundwater.

We invite any interested parties to comment on the proposed cleanup plan. **Written comments are due to the Water Board at the address listed above by July 16, 2007.**

Background

The approximate three-quarter-acre subject site is situated northwesterly of the intersection of First and Franklin Streets in Napa, California (see Figure 1). Environmental investigations have revealed that soil and groundwater beneath the northerly portion of the site contain elevated concentrations of predominantly gasoline-range petroleum hydrocarbons; the source of the contamination is thought to be a gasoline

station that previously occupied the northerly adjacent site (current location of the multi-story Clay Street Parking Garage).

The purpose of the planned remedial work at the subject property is to reduce the potential risk to human health prior to construction of a proposed hotel (Inn at Town Center) on the site.

The depth to groundwater at the site is variable and ranges from about five to 15 feet. The groundwater flow direction beneath the property has not yet been established. Groundwater near the site is not currently used as a drinking source.

Proposed Site Cleanup

Performance of a contaminant-removal excavation is planned on the property where the petroleum hydrocarbon concentrations exceed clean-up goals. Soils will be excavated and groundwater will be pumped from the open excavation. Excavated contaminated soils, and removed groundwater, will be hauled from the property for proper off-site disposal. The final size of the excavation will be based on soil conditions encountered during the excavation.

If clean, some of the soil may be reused onsite.

In addition, a concrete subsurface cut-off wall will be constructed to minimize any future migration of contaminants from the northerly adjacent property to the subject site. Depending on hydrocarbon concentration remaining in the soil and groundwater, additional remedial measures will be considered. These additional measures could include enhanced bioremediation, venting, a vapor barrier, or other measures. The locations of the proposed excavation and cut-off wall are shown on Figure 1.

Water Board Oversight Process

The Water Board oversees more than 3,000 site cleanup cases in the Bay Area, including more than 2,000 leaking fuel tank cases. Water Board staff direct investigation or cleanup work and set cleanup standards under Water Code authority. Responsible parties (e.g. past operators) propose specific measures, perform the actual work, and submit technical reports documenting the results.

As part of this process, we circulate key documents, such as draft cleanup plans, to interested persons and provide an opportunity for comment on these documents. Interested persons may include other agencies, local officials, non-profit organizations, and interested landowners and residents/occupants in the site vicinity.

For More Information

If you have questions please contact:

Ralph Lambert, P.G., C.Hg. at the Regional
Water Quality Control Board
Tel: (510) 622-2382
e-mail: ralambert@waterboards.ca.gov

or

Joe Brusca, P.G., C.E.G.
Raney Geotechnical, Inc.
e-mail: jbrusca@raneygeotechnical.com

Information Repositories

The subject site documents are available for public review at the following locations:

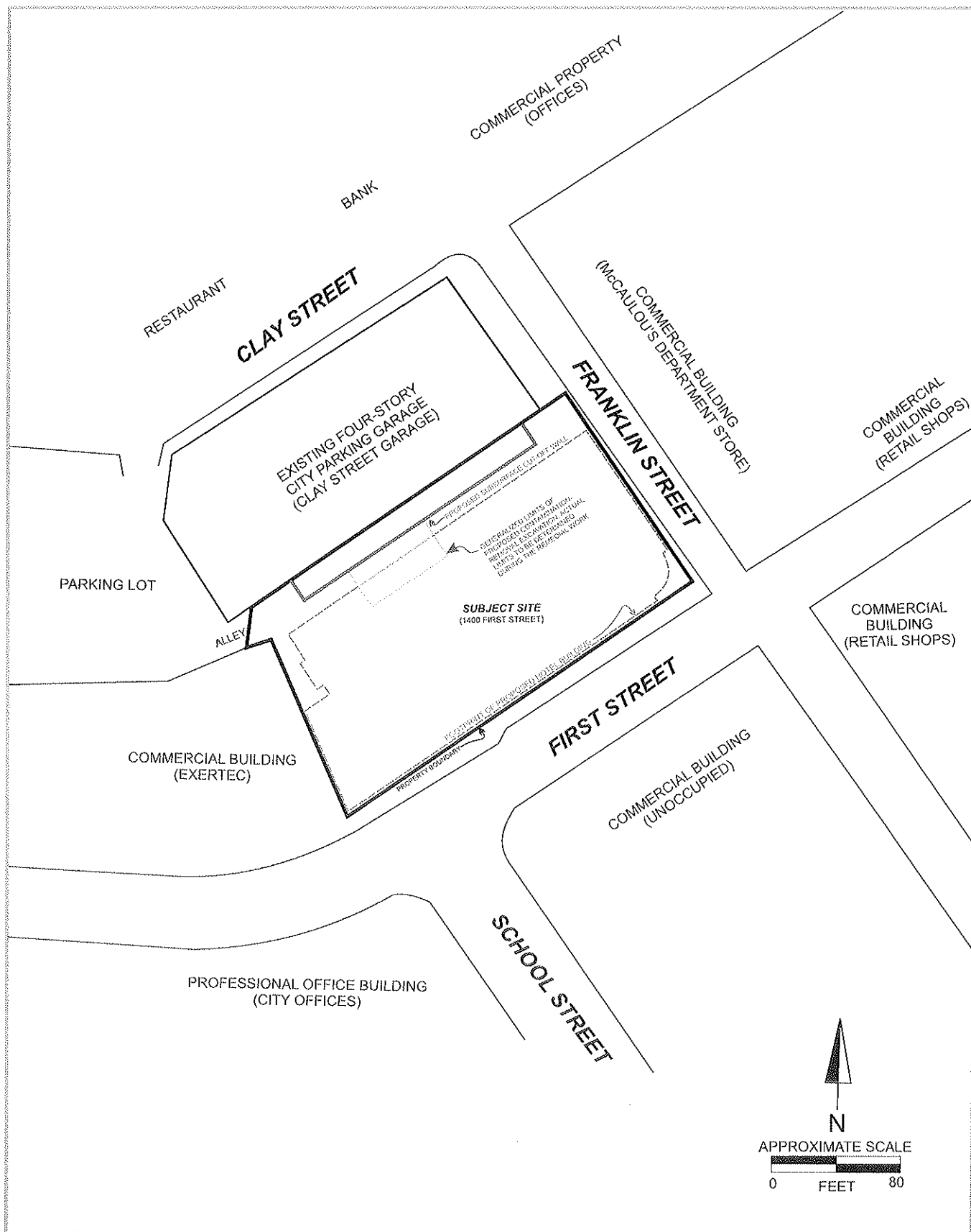
California Regional Water Quality Control
Board - San Francisco Bay Region
1515 Clay Street, Suite 1400
Oakland, California 94612
Tel: (510) 622-2300

State Water Board website:
<http://geotracker.swrcb.ca.gov/search/casesearch.htm> case # 28S0062

or

Regional Water Resources Control Board
website:
http://www.waterboards.ca.gov/sanfrancisco/bay/pub_notice.htm#sitecleanup

City of Napa, 1600 Clay St.
Micah Hinkle (707) 257-9502



Geotechnical Inc.

Ranney

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DRAFT

FIGURE 1
INN AT TOWN CENTER
1400 FIRST STREET
NAPA, CALIFORNIA

Ranney Reference
No. 2952-001.02

Date: 05/29/07